

BAY TOWNSHIP PLANNING COMMISSION
Regular Meeting Minutes
March 7, 2023
Bay Township Hall

CALL TO ORDER

Dave Skornia (Chair) called the meeting to order at 7:02PM and led with the Pledge of Allegiance. Also, in attendance were: Joe Jones (Secretary), Nancy Blandford (ZBA Rep), Steve Van Dam (Board of Trustees Rep), and Jamie Shepherd. Also present: Kristin Baranski (Recording Secretary and Ron Van Zee (Zoning Administrator)

Excused Absent: Barb Mathes-Alguire (PC Vice-Chair and Parks and Rec Rep), Daniel Lisonbee

PLEDGE OF ALLEGIANCE

AGENDA AND

PRIOR MEETING MINUTES

MOTION BY Van Dam, seconded by Shepherd to approve the corrected February 7, 2023 regular Planning Commission meeting minutes and the amended March 7, 2023 agenda passed upon unanimous affirmation vote of the Board Members.

Yeas: Skornia, Blandford, Jones, Van Dam, Shepherd

Nays: None

PUBLIC COMMENTS

Public comments opened and closed at 7:08 pm. with no public comment.

ARTICLE 17 BRI LANGUAGE REVIEW

Planning Commission reviewed a clean copy of Article 17 with edits from the February Planning Commission meeting and Zoning Board of Appeal input.

In addition to the edit's discussion, PC members discussed non-conforming reconstruction:

- Do all cases go to ZBA-
- What is fair to property owners
- How to protect lakes

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- New setbacks may affect neighbors/existing vegetation/etc

Van Dam will present edited version to the Board of Trustees for review prior to Legal review.

COTTAGE INDUSTRIES DISCUSSION

The PC members worked on the following homework prior to this PC meeting:

- Read section on Cottage Industries
- Drive around township and note how property owners are using parcels
 - ✓ Equipment/trucks in yard
 - ✓ Work being done on premise
 - ✓ Additional parking for visitors
 - ✓ Signage
 - ✓ Are people using home for home business

PC discussion included:

- ✓ Ordinance Language needs improvement/address purpose/categories description clarification
- ✓ What does the Township want to allow/not allow?
- ✓ Business debris outside/exposed
 - Visible accumulation
 - Employee parking
 - Growth is spreading
- ✓ Should Special Use Permits be required for Cottage Industries
- ✓ BOT or Police Power Ordinance
- ✓ Important to note that the PC does not want to discourage small home businesses just control accumulation of equipment
- ✓ Civil infraction?
- ✓ PC consensus to object to a Police Power Ordinance as it does not allow for anything to be 'grandfathered' in- gives ability to immediately resolve issues
- ✓ Would such an Ordinance cause the loss of the rural character of the Township that is so beloved?

Planning Commission consensus was NO large oversight NOR overregulation. PC also came to the consensus that the Cottage Industry is not causing the problem and the Cottage Industry

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Language is acceptable. The issue is really a Blight Issue and property owners can be communicated with and encouraged to resolve.

ZONING ADMINISTRATOR REPORT

Van Zee presented an oral report.

ZONING BOARD OF APPEALS REPORT

Blandford presented an oral report.

BOARD OF TRUSTEES REPORT

Van Dam presented a written report.

OTHER CORRESPONDANCES

N/A

PUBLIC COMMENTS Public comments opened and closed at 9:28 pm.

ADJOURNMENT

MOTION by Blandford, seconded by Shepherd, to adjourn at 9:28 pm, passed upon unanimous affirmative vote of the Board Members.

Yeas: Skornia, Blandford, Jones, Van Dam, Shepherd

Nays: None

Respectfully Submitted,

Kristin Baranski
Recording Secretary